



CITY OF MORGAN HILL

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ARCHITECTURAL REVIEW BOARD MEETING MINUTES

REGULAR MEETING

FEBRUARY 7, 2002

PRESENT: Fruit, Kennett, Martin, Pyle

ABSENT: None

LATE: None

STAFF: Associate Planner (AP) Tolentino and Senior Planner (SP) Linder

REGULAR MEETING

Chairman Fruit called the meeting to order at 7:05 p.m.

DECLARATION OF POSTING OF AGENDA

SP Linder certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

OPPORTUNITY FOR PUBLIC COMMENT

Chairman Fruit opened the public hearing.

There being no one present who wished to speak, the public hearing was closed.

MINUTES:

**NOVEMBER 15,
2001**

BOARD MEMBERS FRUIT/MARTIN MOTIONED TO APPROVE THE MINUTES OF THE NOVEMBER 15, 2001 MEETING. THE MOTION PASSED ON A VOTE OF 3-0-1-0 AS FOLLOWS: AYES FRUIT, MARTIN, PYLE; NOES: NONE; ABSTAIN: KENNETT; ABSENT: NONE.

DECEMBER 20, 2001 **BOARD MEMBERS KENNETT /PYLE MOTIONED TO APPROVE THE MINUTES OF THE DECEMBER 20, 2001 MEETING. THE MOTION PASSED ON A VOTE OF 3-0-1-1 AS FOLLOWS: AYES: FRUIT, KENNETT, PYLE; NOES: NONE; ABSTAIN: MARTIN; ABSENT: NONE.**

JANUARY 17, 2002 **BOARD MEMBERS PYLE/MARTIN MOTIONED TO APPROVE THE MINUTES OF THE JANUARY 17, 2002 MEETING. THE MOTION PASSED ON A VOTE OF 3-0-1-0 AS FOLLOWS: AYES: FRUIT, MARTIN, PYLE; NOES: NONE; ABSTAIN: KENNETT; ABSENT: NONE.**

CONSENT:

1. **SITE REVIEW, SR-01-14: MALAGUERRA-MANCIAS:** A request for site, landscape and architectural plan approval for the construction of a 15-lot subdivision on an approximate 8.9-acre site. The subject site is located off Malaguerra Rd. between Silverwings Ct. and Sullivan Ct. (APNs 728-35-016 & 017)

BOARD MEMBERS KENNETT/PYLE MOTIONED TO APPROVE RESOLUTION NO. 01-014. THE MOTION PASSED BY THE FOLLOWING VOTE:

AYES: FRUIT, KENNETT, PYLE
NOES: NONE
ABSTAIN: MARTIN
ABSENT: NONE

2. **SITE-REVIEW, SR-01-08: TENNANT-JOHNSON:** A request for site, landscape and architectural plan approval for a 19,841-sf building addition to the existing 7,564-sf Johnson Lumber facility, located along the south side of Tennant Ave.

Applicant did not provide revised plans. No action on this item.

OLD BUSINESS:

3. **SITE REVIEW, SR-01-25: CHURCH-LABRUCHERIE:** A request for approval of site, architectural and landscape plan approval for an industrial development consisting of three buildings of approximately 17,500 sf. in size. The buildings are proposed on the westerly side of an existing 4.34 acre parcel located on the east side of Church St. at the Church St./Barrett Ave. intersection. A mitigated negative declaration is proposed for the project.

BOARD MEMBERS KENNETT/MARTIN MOTIONED TO TABLE THE APPLICATION. THE MOTION PASSED BY THE FOLLOWING VOTE:

AYES: FRUIT, KENNETT, MARTIN, PYLE
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

NEW BUSINESS:

4. **SITE REVIEW, SR-00-33: MONTEREY-CORNEJO:** A request for site, landscape and architectural plan approval for the construction of a 3,500-sf professional office building in the non-retail commercial district. The subject site is 14,520 sf and is located at 16270 Monterey Rd. A mitigated Negative Declaration is proposed.

BOARD MEMBERS KENNETT/FRUIT MOTIONED TO APPROVE THE MITIGATED NEGATIVE DECLARATION. THE MOTION PASSED BY THE FOLLOWING VOTE:

AYES: FRUIT, KENNETT, MARTIN, PYLE
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

BOARD MEMBERS KENNETT/PYLE MOTIONED TO APPROVE THE RESOLUTION NO. 02-003 WITH THE ADDITION OF THE FOLLOWING CONDITIONS:

1. Prior to the issuance of a building permit, the revised architectural plans shall be submitted to the Board for final approval. The revised plans shall include: a) arched windows/openings on a true radius or straight, rectangular fenestrations; b) a note regarding the closure of the gap between the existing building; c) a detail of the rafter/gutter connection; and d) 12 inch recess for the tower element.

2. Prior to the issuance of a building permit, the revised landscape plans shall: a) eliminate the Verbena and Santa Barbara Daisy ground covers and provide a hardy alternative; b) move the tree away from the back fence; c) provide additional shrubs at the front of the building; d) provide correct plant symbols on the landscape plan; e) add a note requiring root barriers; and f) re-label back turf area "landscape area".

THE MOTION PASSED BY THE FOLLOWING VOTE:

AYES: FRUIT, KENNETT, MARTIN, PYLE
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

5. **SITE REVIEW, SR-00-40: BERKSHIRE-SINGH:** A request for site, landscape and architectural plan approval for the construction of a four lot subdivision located at the northeast corner of Llagas Rd and Hale Ave. Units range in size from 2,783 sf to 2,937 sf on lots ranging in size from 8,111 sf to 13,564 sf.

BOARD MEMBERS FRUIT/MARTIN MOTIONED TO CONTINUE THE APPLICATION TO MARCH 7. THE BOARD REQUESTED THAT THE APPLICANT ADDRESS THE FOLLOWING:

1. Specify the exact roofing materials. For composition roofs, Minimum 3 ply, architectural grade material is required.
2. Eliminate the clay pot chimney caps and replace with approved fireplace manufacturer specifications.
3. Specify exactly what type of siding material will be used for model C, and the stucco finish proposed for models A & B.
4. Specify the type of front doors and garages to be provided.
5. Model C, left elevation shall include additional windows.
6. Model C, provide windows for the bathrooms.
7. Model C, provide window trim on all four sides of the unit.
8. The fence detail shall be modified to specify that the plywood shall be exterior grade and shall be painted or sealed.
9. The arch on the left elevation of Model A shall be lowered at least 1 ft.
10. All driveway aprons shall be a minimum of 20' x 20' in size.
11. It is strongly recommended that landscape and irrigation plans be prepared by a landscape architect, horticulturalist, landscape contractor or nurserymen.
12. Letters/receipts shall be provided from each of the architectural firms which are providing plans for each model. The letter/receipt shall specify that the plan has been sold to the project developer, specify the number of times the plan can be repeated and if the project developer is independently allowed to modify the plans.

VOTE:

AYES: FRUIT, KENNETT, MARTIN, PYLE
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

OTHER BUSINESS:

6. DISCUSSION OF DESIGN REVIEW ORDINANCE AND ARCHITECTURAL REVIEW HANDBOOK:

In preparation of February 21 workshop with the RRM Group, the Board was asked to read and provide comments, thoughts and suggestions to improve Architectural Handbook and the Design Review Ordinance.

ANNOUNCEMENTS:

ADJOURNMENT: There being no further business, Chairman Fruit adjourned the meeting at 8:50 p.m.

ARCHITECTURAL REVIEW BOARD

February 7, 2002

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MINUTES PREPARED BY:

TERRY LINDER

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